

**DECISION CHECK LIST
GRAFTON PLANNING BOARD**

**MAJOR RESIDENTIAL SPECIAL PERMIT (MRSP 2014-10)
& PRELIMINARY PLAN APPROVAL**

**“Village at Institute Road” SUBDIVISION
Off 100 Westboro Road & Institute Road, North Grafton, MA**

D&F Afonso Builders, Inc. (Applicant / Owner)

The following list represents items requiring attention prior to submission of a Definitive Plan application. See the full DECISION for all conditions associated with this permit.

- _____ C3. Any Definitive Plan filed pursuant to this Decision shall depict lot coverage with regards to amount of wooded areas to be left undisturbed. In particular coverage on the lots with existing wooded slopes shall be developed to minimize disturbance to and are responsible to the natural systems that provide stormwater management safeguards and wildlife habitat sensitivity.
- _____ C4. Any Definitive Plan filed pursuant to this Decision shall demonstrate that they have satisfied the public safety requirements of Town including but not limited to the requirements of the Fire Department, Police Department and the Department of Public Works.
- _____ C5. Any Definitive Plan filed pursuant to this Decision shall include Hydrant locations on the Plan set per the requirements of the Grafton Fire Department. The Hydrant locations shall not exceed a maximum of 500 feet apart and maximum of 10 feet off the curb. (See FINDING #F18).
- _____ C6. Any Application for a Definitive Plan filed pursuant to this Decision shall demonstrate resolution of outstanding issues identified by Graves Engineering in their report dated December 18, 2015 (see EXHIBIT #9) as follows:
 - a. Sidewalk Layout along the west side of Institute Road
 - b. Off Site Traffic Mitigation Plan with specific attention to the intersection of Institute Road and Westboro Road / Route 30
 - c. Satisfy the requirements of Section 4.10 and 5.6 of the Grafton Subdivision Rules and Regulations regarding trails, bikeways and walkways.
 - d. Proposed Enhancements to Institute Road
 - e. Incorporation public safety signage on the plans as required by the Town with particular attention to:
 - i. intersection warning signs in conformance with manual on Uniform Traffic Control Devices to warn northbound drivers on Institute Road of the North Site Roadway;
 - ii. A “STOP AHEAD “sign to be posted at the Institute Road northbound approach to the intersection of Westboro Road.
- _____ C14. This Major Residential Special Permit shall be recorded in the Worcester District Registry of Deeds (WDRD) prior to submitting any plan(s) for the creation of the lots authorized by this Decision. At the time of filing any such plan(s), the Applicant shall submit evidence to

the Planning Board that this Decision has been recorded at the WDRD, including a copy of such recording bearing the WDRD Book and Page Number and/or Instrument Number. Any such Plan(s) submitted to the Planning Board for approval shall contain reference to this Decision, as well as other related approvals, indicating that such plans are prepared pursuant to said Decision(s)/Approval(s) and shall include WDRD recording information, including Book and Page numbers.

- _____ C15. A copy of such recorded Major Residential Special Permit Decision, including WDRD Book and Page numbers, shall be submitted to the Planning Board Office within thirty (30) days of recording.